

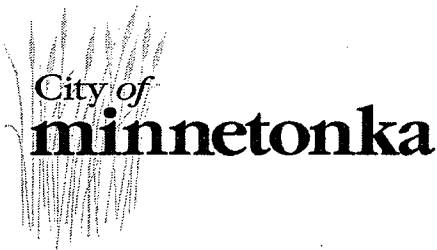
ADDENDA
Minnetonka City Council
Meeting of December 7, 2009

14A- Items concerning the Opus Area Overlay Ordinance

Attached is a change memo from the city planner with a correction to the date of the Opus II area trip generation analysis.

14C- Items concerning a parking lot expansion at Minnetonka High School located at 18301 Highway 7

Attached is a change memo from the city planner with a revision to the conditions of approval.



Memorandum

To: City Council
From: Loren Gordon, AICP, City Planner
Date: December 7, 2009
Subject: Change Memo for the December 7, 2009 City Council Agenda

14A – Opus Area Overlay Ordinance

Page A2 of the Opus Area Overlay Ordinance, Section 3(b)(2) should read as follows:

The trip generation numbers specified in subdivision 4 are the maximum numbers of p.m. peak hour trips that may be generated by non-residential properties in traffic analysis districts no. 1, 2, and 3. To determine the maximum square footage of building space that is allowed for each parcel, the trip limitation number is divided by the p.m. peak hour rate for that use. The applicable rates are those specified in the Opus II area trip generation analysis, dated August 1, 2009~~August 18, 2009~~, on file in the community development department. Substantial compliance with the trip generation number and resultant maximum square footage of buildable space is required. In determining trip generation and allowable building square footage, gross floor area of a building must be used, except that gross leasable area may be used when there is a substantial amount of common area within a building and when institute of traffic engineers data is based on gross leasable area.

14C – Minnetonka High School parking lot

Please revise the conditions of approval on Page A5 of the Resolution, Section 4.02(2)(a)(2) to read as follows:

A landscaping and tree mitigation plan. The plan must meet minimum landscaping and mitigation requirements as outlined in the ordinance. ~~Additionally, 40 evergreen trees must be planted along the north and west sides of the parking lot to screen views from surrounding properties.~~